

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 17, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER.

Chairperson Clark called the regular meeting to order at 6:10 p.m.

Commissioners	Present	2008 Regular Meetings Held	2008 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	yes	2	1	11	7
Johnny Bond	yes	2	2	11	11
Helen Chavarria	yes	2	2	11	2
John R. Clark	yes	2	2	11	10
Ralph Davila	yes	2	2	11	11
Robert Horton	no	2	1	11	10
G.H. Jones	yes	2	2	11	8
Don Maxwell	yes	2	1	11	10
Michael Parks	yes	2	2	11	11

Staff members present: Mr. Kevin Russell, Director of Development Services; Ms. Lindsey Guindi, Planning Manager; Mr. Martin Zimmermann, Senior Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, City Attorney; Mr. Paul Kaspar, City Engineer; and Ms. Charmaine McKinzie, Development Services Representative.

2. HEAR CITIZENS.

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA.

A. Minutes from the workshop and regular meetings on January 3, 2008.

B. Final Plat FP07-25: Boonville Town Center

M. Zimmermann

Proposed Final Plat of Boonville Town Center, being 18.51 acres of vacant land wedged between Boonville Road (F.M. 158) and North Earl Rudder Freeway (SH 6 East Bypass) Frontage Road in northeastern Bryan, Brazos County, Texas.

Commissioner Bond moved to approve the Consent Agenda. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

5. Rezoning RZ08-05: BCS Development Company

J. Fulgham

A request to change the zoning classification from Agricultural-Open District (A-O) to Planned Development – Housing District (PD-H) on a tract of land currently within the City limits and to assign the same zoning designation to an abutting tract of land currently under consideration for owner-initiated annexation, being a combined 156.2 acres of land located near the southwest intersection of Sandy Point Road and North Harvey Mitchell Parkway in northwest Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Senior Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that the subject property is comprised of approximately 31 acres that extend along the southwest side of North Harvey Mitchell Parkway south from its intersection with Sandy Point Road. These 31 acres are currently zoned Agricultural-Open (A-O) District. The subject property also includes approximately 120 acres of adjacent land that is currently located outside the city limits in Brazos County. The applicants have petitioned the City of Bryan to annex these 120 acres. Annexation proceedings are expected to be completed by April 2008. The applicants are requesting to create a primarily single-family residential community on these 151 acres of land. A portion of this acreage near Sandy Point Road is proposed to be reserved for future development with an elementary school.

Because the lots proposed for single-family residential development on this property are 5 feet narrower than what is generally required in RD-5 Districts (45 feet instead of 50 feet), the applicants are requesting Planned Development – Housing (PD-H) zoning for these 151 acres. To compensate for the narrower lot width, the applicants are proposing an extraordinarily lot depth of 120 feet (instead of 100 feet). The minimum lot area of lots in this subdivision is therefore also larger than usual (5,400 square feet compared to 5,000 square feet). With this PD-H District, the applicants are also requesting variations from ordinary building setback standards for single-family residential developments: the minimum front setback is proposed to be 20'; the minimum side setback is proposed to be 5'; and the minimum rear setback is proposed to be 10'.

Staff recommends approval of this rezoning request. Staff believes that the proposed development is compatible with Bryan's Comprehensive Plan. The Comprehensive Plan suggests the new single-family residential developments should be planned so as to be protected from (but accessible to) the major roadway network, commercial establishments, work places and entertainment areas.

Staff believes that the proposed variations from ordinary development standards will still allow for the development of a functional residential subdivision and that approving this Planned Development District will facilitate orderly development in this vicinity with this master planned community.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Maxwell moved to recommend approval of Rezoning RZ08-05, as requested, accepting the findings of staff. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion.

Chairperson Clark commented that this development is what the City of Bryan is looking for.

The motion passed with a unanimous vote.

6. Rezoning RZ08-06: BCS Development Company

J. Fulgham

A request to change the zoning classification from Agricultural-Open District (A-O) to Retail District (C-2) on a tract of land currently within the City limits and to assign the same zoning designation to an abutting tract of land currently under consideration for owner-initiated annexation, being a combined 5.1 acres of land located at the southwest intersection of Sandy Point Road and North Harvey Mitchell Parkway in northwest Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Senior Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that the subject property is comprised of approximately 3 acres of land at the south corner of F.M 2818 and Sandy Point Road. These 3 acres are currently zoned Agricultural-Open (A-O) District. The subject property also includes approximately 2 acres of adjacent land that is currently located outside the city limits in Brazos County. The applicants have petitioned the City of Bryan to annex these 2 acres together with

adjacent acreage that was the subject of the previous request. The applicants are proposing C-2 zoning for these 5 acres. Staff recommends approving this request.

Staff believes that C-2 zoning at this location conforms to land use recommendations of Bryan's Comprehensive Plan. The Comprehensive Plan suggests that retail land uses should be located at points of high visibility and in close proximity to major street intersections. The Comprehensive Plan goes on to say that retail uses should be accessible to residential areas. Staff also believes that C-2 zoning at this location will not only address a future community need for more retail businesses in far western Bryan, but will also allow for useful and orderly urban development in this vicinity.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to recommend approval of Rezoning RZ08-06, as requested, accepting the findings of staff. Commissioner Chavarria seconded the motion.

Chairperson Clark asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

7. ADJOURN

Without objection, Chairperson Clark adjourned the regular meeting at 6:28 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on this the 7th day of **February, 2008**.

John R. Clark, Chairperson
Planning & Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission